Crighton Ridge
Home Owners Association
Presentation
October 25, 2011
Topics

- Agreement Overview
- Capital Recovery Fees
- City of Conroe Consumption History
- Water Billing Frequently Asked Questions
- Fire Hydrant Upgrade Project
- Other Capital Improvement Projects
- Water Conservation
Agreement Overview

- Agreement approved by City Council on August 12, 2010
  - City of Conroe purchased the water & sewer system from Aqua Texas effective 1/1/2011
  - Crighton Ridge portion of the system cost $1,716,000
  - City of Conroe annexed Crighton Ridge on 1/1/2011
  - Voluntary annexation waived the 3 year annexation notice requirement
Agreement Overview - continued

- The agreement allows the City to recover $369,300
- $369,300 represents the difference between the Crighton Ridge share of the system purchase price ($1,716,000) and Conroe’s expected property tax collections for the first three years following annexation ($1,346,700)
Agreement Overview - continued

- Capital Recovery Fee (surcharge) of $1.06 per 1,000 designed to collect $369,300 over 4 years
- Once $369,300 is recovered, the surcharge will end
Capital Recovery Fee

- Total recovery goal = $369,300
- Total recovery accumulated = $107,467 (Thru September 2011)
- Total recovery outstanding = $261,833
- Already recovered 29.1% of the total goal.
City-wide Water Consumption History

- FY 2007-2008 = 2,988,987,000 gallons
- FY 2008-2009 = 2,968,878,000 gallons
- FY 2009-2010 = 2,818,032,000 gallons
- FY 2010-2011 = 3,482,748,000 gallons*

* Extreme Drought Conditions

- Fiscal year reflects consumption months of October through September.
- Crighton Ridge/Woods consumption accounts for 155,844,000 gallons from January 1st through August 31st of 2010 (3,326,904,000 gallons)
WATER CONSUMPTION CHART

FY 07-08 CONSUMPTION
FY 08-09 CONSUMPTION
FY 09-10 CONSUMPTION
FY 10-11 CONSUMPTION
FAQ #1: Why is my bill so high?

- Your water bill is based on consumption, the same as gas or electric service. Every month the City records the readings from your water meter which determines the amount of water used from month to month.

- In May 2010, the City implemented an inclining tiered water rate structure, otherwise known as a “conservation water rate.”

- High or excessive landscape irrigation.

- Leaks from pipes, faucets and toilets can account for high usage depending on the severity of the problem.
FAQ #2: What is the Lone Star Groundwater Conservation District fee?

- The Lone Star Groundwater Conservation District was created in 2001 by the 77th Texas Legislature with a directive to conserve, protect and enhance the groundwater resources of Montgomery County, Texas.

- This entity imposes a fee of $0.06 per 1,000 gallons to all large volume groundwater users in Montgomery County in which the City will pass-through this fee to residential, sprinkler and commercial customers.
FAQ #3: What is the Surface Water fee?

• This is a pass-through fee from the San Jacinto River Authority to fund and operate a future surface water conversion that began in May 2010.

• Starting October 1, 2011, the fee increased to $1.05 per thousand gallons used for residential, sprinkler and commercial customers.

• All large water providers are mandated by the Lone Star Groundwater Conservation District to reduce groundwater consumption and find an alternate water resource of water.

• The City along with the Woodlands and other water providers may use surface water from Lake Conroe as an alternate resource. Currently, the City’s water resource comes from the Jasper Aquifer.
FAQ #4: When is my meter read each month?

- Crighton Ridge/Woods subdivision is currently in the zone 3 billing cycle.
- Water meters are read on the 9th of each month.
- In the event the 9th falls on a weekend or holiday, the read date will be on the next business day, in some cases the read date may fall a day before the 9th.
FAQ #5: How is my meter read each month?

• Currently, over 90% of the water meters for this subdivision are Badger meters in which the City records manual readings.

• The other 10% are Neptune R900i water meters (City standard) in which readings are collected from a mobile drive-by unit that receives an electronic signal from the meter antenna.

• Will convert all meters to Neptune over time as funding allows.
Fire Hydrant Upgrade Project

- Total budget is $2,192,000
- Scope – To construct 7,600’ of six inch fire line and install 57 fire hydrants for fire protection.
- Estimated Start Date – Mid December
- Estimated End Date – End of March
Other CIP Projects

- Crighton Road Bridge CIP Project
  - Scope – 600 Ft. 2 lane bridge at Stewart’s Creek.
  - Joint venture with TxDOT.
  - Estimated Start Date – Spring 2012
  - Estimated Time of Construction – 9 months
Other CIP Projects

- Crighton Road Phase 2
  - Scope – 4 lane roadway at IH-45 down to 2 lane roadway at Stewart’s Creek Bridge
  - Estimated Start Date – Fall 2012

- Crighton Road Phase 3
  - Scope – Widen 2 lane or 3 lane roadway.
  - Estimated Start Date – Undetermined
CONROE...
WE HAVE A PROBLEM
2010-2011 Texas Rainfall Departures (Sept 10-Sept 11)

Texas: Current Year to Date Departure from Normal Precipitation

City of Conroe, Texas
2011 Drought Forecast

U.S. Seasonal Drought Outlook
Drought Tendency During the Valid Period
Valid September - November 2011
Released August 18, 2011

KEY:
- Red: Drought to persist or intensify
- Orange: Drought ongoing, some improvement
- Green: Drought likely to improve, impacts ease
- Yellow: Drought development likely

Depicts large-scale trends based on subjectively derived probabilities guided by short- and long-range statistical and dynamical forecasts. Short-term events — such as individual storms — cannot be accurately forecast more than a few days in advance. Use caution for applications — such as crops — that can be affected by such events.

"Ongoing" drought areas are approximated from the Drought Monitor (D1 to D4 intensity).
For weekly drought updates, see the latest U.S. Drought Monitor. NOTE: the green improvement areas imply at least a 1-category improvement in the Drought Monitor intensity levels, but do not necessarily imply drought elimination.
Drought Impact on Texas Surface Water

October 11, 2011

Sources

NDMC
USDA
NOAA
TCEQ Office of Water

Drought Monitor Dataset developed by the National Drought Mitigation Center (NDMC)
U.S. Department of Agriculture (USDA) and National Oceanic & Atmospheric Administration (NOAA)
La Nina Impacts

La Nina Impacts

Typical Wintertime Pattern

La Nina

Polar Jet Stream

High Pressure

Cool

Wet

Dry

Wet

Warm

Pacific Jet Stream

La Nina develops when stronger than normal trade winds push warm water further west.

Enhanced upwelling makes surface waters in the eastern Pacific cooler than normal.

www.weather.gov
The long term sustainable recharge of the aquifer is about 64,000 acre-ft a year.
We’ve been drawing down our aquifers faster than they can recharge.
CITY OF CONROE WATER WELL STATIC LEVEL
WELL NO. 5 - EVANGELINE AQUIFER

GROUNDSURFACE

UNGATURATED ZONE

2000 STATIC WATER LEVELS

2010 STATIC WATER LEVELS

2011 WATER LEVELS IN WELL

SATURATED ZONE

PUMP SETTING

CONFINED AQUIFER

STATIC LEVEL DIFFERENCE 177'

STATIC LEVEL DIFFERENCE 55'

417'

560'
CITY OF CONROE WATER WELL STATIC LEVEL
WELL NO. 7 - EVANGELINE AQUIFER

GROWN SURFACE

UNSATURATED ZONE

2000 STATIC WATER LEVELS

190'

CONFINED AQUIFER

STATIC LEVEL DIFFERENCE 180'

2010 STATIC WATER LEVELS

307'

STATIC LEVEL DIFFERENCE 63'

2011 WATER LEVELS IN WELL

370'

SATURATED ZONE

PUMP SETTING

480'
CITY OF CONROE WATER WELL STATIC LEVEL
WELL NO. 12 - JASPER AQUIFER

UNSATURATED ZONE

2000 STATIC WATER LEVELS

290'

2010 STATIC WATER LEVELS

374'

2011 WATER LEVELS IN WELL

453'

SATURATED ZONE

PUMP SETTING

600'

GROUND SURFACE

CONFINED AQUIFER

STATIC LEVEL DIFFERENCE 163'

STATIC LEVEL DIFFERENCE 79'
## HOA Water Consumption

<table>
<thead>
<tr>
<th>Address</th>
<th>Meter Size</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crighton Ridge</td>
<td>2&quot;</td>
<td>161</td>
<td>312</td>
<td>297</td>
<td>410</td>
<td>287</td>
<td>1,467</td>
</tr>
<tr>
<td>13238 1/2 Meadow Creek</td>
<td>1&quot;</td>
<td>18</td>
<td>42</td>
<td>25</td>
<td>54</td>
<td>46</td>
<td>185</td>
</tr>
<tr>
<td>Summerdale @ Beechwood</td>
<td>2&quot;</td>
<td>92</td>
<td>218</td>
<td>171</td>
<td>198</td>
<td>166</td>
<td>845</td>
</tr>
<tr>
<td>9013 1/2 Willow Springs</td>
<td>1&quot;</td>
<td>61</td>
<td>93</td>
<td>64</td>
<td>88</td>
<td>91</td>
<td>397</td>
</tr>
<tr>
<td>9027 Willow Springs</td>
<td>1&quot;</td>
<td>29</td>
<td>55</td>
<td>40</td>
<td>56</td>
<td>46</td>
<td>226</td>
</tr>
<tr>
<td>13259 1/2 Royal Ridge</td>
<td>1&quot;</td>
<td>12</td>
<td>15</td>
<td>11</td>
<td>16</td>
<td>15</td>
<td>69</td>
</tr>
<tr>
<td>13277 1/2 Royal Ridge</td>
<td>1&quot;</td>
<td>34</td>
<td>41</td>
<td>30</td>
<td>49</td>
<td>48</td>
<td>202</td>
</tr>
<tr>
<td>13230 1/2 Misty Sage</td>
<td>1&quot;</td>
<td>11</td>
<td>14</td>
<td>11</td>
<td>15</td>
<td>12</td>
<td>63</td>
</tr>
<tr>
<td>13248 1/2 Autumn Ash</td>
<td>1.5&quot;</td>
<td>129</td>
<td>129</td>
<td>94</td>
<td>156</td>
<td>148</td>
<td>656</td>
</tr>
<tr>
<td>13225 1/2 Sonali Springs</td>
<td>1&quot;</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>13109 1/2 Autumn Ash</td>
<td>5/8&quot;</td>
<td>3</td>
<td>5</td>
<td>4</td>
<td>5</td>
<td>6</td>
<td>23</td>
</tr>
<tr>
<td>12676 Kidd Rd</td>
<td>5/8&quot;</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>13198 1/2 Autumn Ash</td>
<td>2&quot;</td>
<td>84</td>
<td>101</td>
<td>76</td>
<td>115</td>
<td>102</td>
<td>478</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>634</td>
<td>1,025</td>
<td>823</td>
<td>1,162</td>
<td>967</td>
<td>4,611</td>
</tr>
</tbody>
</table>

**Note:** Consumption in ‘000s of gallons.
Water conservation outreach...
What is the W.I.S.E. Guys Program

• A water conservation service offered to home owners within the City of Conroe.
• The program evaluates existing residential irrigation systems.
• Makes recommendations for improvement to the performance of the system and to the scheduling of the controller to eliminate any unnecessary waste of water.
• Educates the homeowner on water conservation as it relates to irrigation.
To see if your system qualifies for an evaluation, please answer the following questions.

1. **Is your irrigation system operational at this time?**
   - [ ] Yes
   - [ ] No

2. **Is your irrigation system operated by an automatic electronic controller?**
   - [ ] Yes
   - [ ] No

3. **Is the purpose of you wanting an evaluation related to conserving water and/or saving money on your water bill?**
   - [ ] Yes
   - [ ] No

4. **Was your irrigation system installed by a licensed irrigator?**
   - [ ] Yes
   - [ ] No
   - [ ] Unknown

5. **What is the best time of the day for a W.I.S.E. Guys professional to contact you?**
   - [ ] Morning
   - [ ] Afternoon
   - [ ] Evening
   - [ ] Night

[Submit Request]

The W.I.S.E. Guys program is administered and managed for the City of Southlake by Vepo, LLC
Free irrigation evaluation

• The evaluation is assigned to a professional W.I.S.E. Guys contractor
• The contractor contacts the homeowner to schedule an evaluation
• The contractor evaluates the irrigation system and makes recommendations to the homeowner for improvements
## Your Information

- **Water Supplier:** The City of Conroe
- **Request Location:** John & Jane Doe
  1234 Anywhere Street
  Conroe, Texas 77301
- **Phone:** 936 444-1111
- **Alt Phone:** 936 444-1112
- **Request Date:** 4/8/2010 9:56 PM

## W.I.S.E. Guy Information

- **Contractor:** Tim Burns (L10006355)
  Burns Tech, LLC
  6510 Elm Grove
  Spring, Texas 77389
- **Work #:** 281-733-3313
- **Cell #:** 281-370-3604
- **Fax #:** 281-370-3604
- **Email:** burnstech@burnstech.net
- **Website:** www.burnstech.net

## Your System Data

- **Evaluation Date:** 6/16/2010
- **Total Evaluation Time:** 1:00
- **Controller Make/Model:** Hunter ProC

### Areas of Concern With Your Irrigation System

<table>
<thead>
<tr>
<th>Problem Type</th>
<th>Problem Zones / Controller Stations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heads Not Aligned</td>
<td>1 2 3 4 5 6 7 8 9</td>
</tr>
<tr>
<td>Raise Heads</td>
<td>3 4 5 6 12</td>
</tr>
<tr>
<td>Adjust Nozzles</td>
<td>4 5 6 12</td>
</tr>
<tr>
<td>Runoff</td>
<td>4 5 6 12</td>
</tr>
<tr>
<td>Obstructions</td>
<td>4 6 8</td>
</tr>
<tr>
<td>Overspray</td>
<td>5 6 7 8</td>
</tr>
<tr>
<td>Needs Hydrozoning</td>
<td>4 6 12</td>
</tr>
<tr>
<td>Leak In Lateral</td>
<td>7</td>
</tr>
<tr>
<td>Poor Head Layout</td>
<td>12</td>
</tr>
</tbody>
</table>

View Information On All Problem Areas

Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ) 9MC-178, P.O. Box 13087, Austin, Texas 78711-3087. TCEQ’s web site is: www.tceq.state.tx.us
• Up to 80% of peak outdoor water use is consumed for irrigation
• 50% or more of this water use may be wasted
• A typical residential property of 80’ x 120’ will waste approximately 110,078 gallons annually
• System repairs and proper scheduling can save this wasted water
Questions?